

1 STATE OF NEW JERSEY
2 COUNTY OF HUDSON
3 TOWN OF SECAUCUS
4 ZONING BOARD OF ADJUSTMENT

5 IN RE:

6 MATTERS AND DECISIONS RENDERED

7 ON

8 MONDAY, SEPTEMBER 12, 2016

9

10 SEPTEMBER 12, 2016
11 Municipal Complex
12 1203 Paterson Plank Road
13 Secaucus, New Jersey
14 Commencing at 7:01 pm

15

16 B E F O R E:

17

18 THE ZONING BOARD OF ADJUSTMENT OF THE TOWN OF
19 SECAUCUS.

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21 PRESENT:

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23 RAY LEONARD, Chairman
24 JONATHAN ZANE, Vice Chairman
25 CECELIA FORMISANO, Bd. Secty.
JULIE BASCOM, Member
LARRY GICHAN, Member
ELIZABETH GIELE, Member
DANIEL LADNER, Member
NICHOLAS RIVELLI, Member
JOSEPH PREINFALK, Member
WILLIAM J. MASLO, ESQ., Bd. Atty.

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27 JOSEPH NATALE, C.S.R.
28 30 Cedar Island Drive
29 Brick, New Jersey 08723
30 (732) 477-6710

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1	I N D E X		
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3	APPLICANT	DISPOSITION	PAGE
4	IRENE LAZICKI	Granted	3
5	ZOLIA NOGUERAS		
6	AND MICHELE LARUE	Tabled	5
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1 The regularly scheduled meeting of the Secaucus
2 Zoning Board of Adjustment was called to order, and was
3 noted that this meeting is being held in compliance with
 the Open Public Meetings Act (notice requirements read
 by Board Secretary).

4 (Whereupon there is a flag salute.)

5 Roll call: Present were Members Leonard,
Preinfalk, Gichan, Bascom, Giele, Rivelli, Zane and
6 Ladner.

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8 Ms. Giele made a motion to accept the minutes of
the August 8, 2016 meeting, seconded by Mr. Rivelli.
9 Roll call vote: All voted in favor.

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11 IRENE LAZICKI (GRANTED)
PREMISES AFFECTED: 177 Myrtle Avenue, Block 204, Lot 7.
12 PURPOSE: Variance to erect a brand new two family house
with not a permitted use and a non-conforming lot with
13 insufficient minimum lot area, lot width, building
setback, side yards, lot area per dwelling and parking
14 requirements in a TRA zone.

15 The record notes the self-recusal of Mr.
Preinfalk for this matter.

17 ALAIN MULKAY, ESQ. appeared on behalf of the
applicant.

18 ANTHONY C. VANDERMARK, JR., AIA, 360 Fourteenth
Street, Hoboken, New Jersey, sworn.

19 Mr. Vandermark was qualified and testified as a
licensed professional architect in the State of New
20 Jersey.

21 Mr. Vandermark testified his office prepared the plans that are before the Board.

At this time, A-1 (Google image) was marked.

22 There was an existing two-family home on the
property that was destroyed by fire on Christmas Day
23 last year. Mrs. Lazicki and her son lived upstairs. The
construction was approximately 91 years old. The
24 Building Subcode Official deemed the structure be
demolished. He testified they are here to request
25 permission to erect the same two-family structure with
some slight modifications, i.e., a gabled roof, a 5x10

1 foot outdoor rear deck.

2 Mr. Vandermark reviewed the plans before the
3 Board. He testified they are not expanding the existing
4 footprint of the house. He testified the existing garage
5 will remain.

6 After further questioning and discussion by the
7 Board, the applicant stated there was an error that the
8 building height was labeled as 36 feet and is actually
9 34 feet.

10 GORDON N. GEMMA, 3 Second Street, Jersey City,
11 New Jersey, sworn.

12 Mr. Gemma was qualified and testified as a
13 licensed planner in the State of New Jersey.

14 Mr. Gemma testified he visited the site, reviewed
15 the plans and the application. He testified the reason
16 they are before the Board is because more than 50% of
17 the house was destroyed. He testified this has been a
18 two-family in excess of 100 years and they would like to
19 keep it a two-family.

20 Mr. Gemma reviewed for the Board the variances
21 being requested. He testified this is an undersized
22 corner lot which is a hardship. Mr. Gemma reviewed the
23 positive and negative criteria. He testified there is
24 sufficient off-street parking.

25 After further questioning and discussion by the
Board, the Chairman opened the meeting to the public.

1 KEITH WORTMAN, 1046 Poplar Street, Secaucus, New
2 Jersey, sworn.

3 Mr. Wortman testified the applicant has been his
4 neighbor for 25 years, their home is well kept, well
5 maintained, they always utilize the driveway, they are
6 always helpful in weather conditions, i.e., snow and
7 other conditions.

8 He testified that in his opinion it would be
9 appropriate for the Board to approve this.

10 The Chairman noted the introduction of the new
11 Zoning Code in 2014. He also noted he does not see the
12 need for a full bathroom in the basement.

13 The applicant agreed to eliminate the basement
14 bathroom.

15 The Chairman indicated the Town is pretty strong
16 vis-à-vis one and two-family homes, and if this is
17 approved, it would be a one time exception.

18 Hearing no one further from the public, Ms. Giele
19 made a motion to close the public portion, seconded by
20 Mr. Rivelli.

Roll call vote: Voting yes in favor of motion to

1 approve with a one time exception and removal of the
 2 basement bathroom, were Members Leonard, Gichan, Bascom,
 3 Giele, Rivelli, Zane and Ladner.

3 *****

4 ZOLIA NOGUERAS & MICHELE
 5 LARUE (TABLED)
 6 PREMISES AFFECTED: 177 Charles Street, Block 36, Lot 6.
 7 PURPOSE: Variance to convert the existing rear yard
 8 porch into living space. Excavate and create a laundry
 9 room underneath the enclosed porch with a side door
 10 entrance and expanding a non-conforming structure with
 11 insufficient with minimum lot area, lot width, side
 12 yards and front yard in an LDR zone.

9 The record notes the self-recusal of Mr. Gichan
 10 and the return of Mr. Preinfalk.

11 DANTE GUTIERREZ, 186 Linden Avenue, Jersey City,
 12 New Jersey, sworn.

13 Mr. Gutierrez testified he is the general
 14 contractor and will speak for the applicants.

15 Mr. Gutierrez presented a sketch for the Board.
 16 He testified they tried erecting a laundry room, but
 17 according to the Code, they have to come before the
 18 Board. They would like to install a washing machine but
 19 it depends on an approval. He testified they have to
 20 install two sliding windows and the walls will be done
 21 by cinderblock. The foundation will be according to
 22 Code. They will replace the doors and some lighting. He
 23 testified they have already erected the walls around the
 24 decking with cinderblock and the floor. Three doors were
 25 also replaced. Underneath the deck is a dryer, storage
 and a kitchen sink.

After further discussion and questioning by the
 Board, Mr. Ladner made a motion to table this
 application, seconded by Mr. Rivelli.

Roll call vote: All voted in favor.

21 *****

22 There being no further matters before the Board,
 23 Mr. Ladner made a motion to adjourn, seconded by Mr.
 24 Preinfalk, and all having voted in favor of adjournment,
 the meeting was adjourned at 7:54 pm.

25 CECELIA FORMISANO, Bd. Secty.